

Redstone

Brokerage Services
Development
Property Management
Construction

Date: 12/21/2015

To: City of Burlington
Planning and Zoning

From: Linda I. Letourneau
REDSTONE
658-7400 x 17
343-2107

Re: Change of use at Chace Mill

Dear Planning and Zoning-

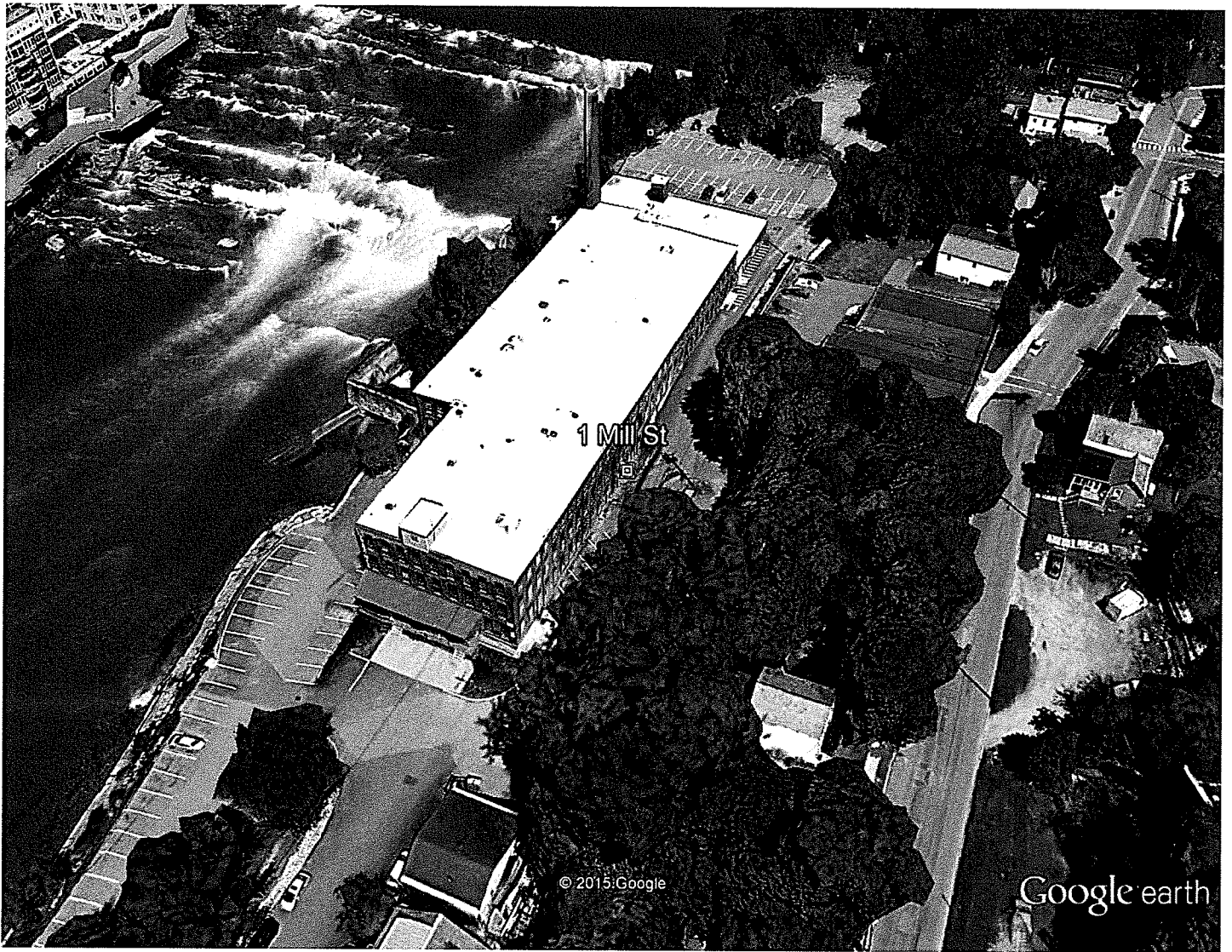
This is a request for a change of use from Warehouse/office and lab to School.

On Top Alternative Program is interested in joining us at the Chace Mill. They are an alternative Burlington School program. The number of students is slated at 27 and the grades are 6-12 th grade. The number of staff will be 16, and the hours of operation for classes are Monday thru Friday 830 am to 210 pm. Staff will arrive approx. 730 am and leave by 4 pm. Students will arrive by 2 -City buses, 2 Yellow buses, cab and some parent drop off.

If you have any questions, please feel free to contact me. 3432107 or
lletourneau@redstonevt.com

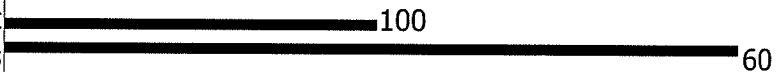
Thank you,





Google earth

feet
meters



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DEC 21 2015

DEPARTMENT OF
PLANNING & ZONING

Mary O'Neil

From: Linda Letourneau <lletourneau@redstonevt.com>
Sent: Thursday, January 21, 2016 3:30 PM
To: Mary O'Neil
Subject: RE: 1 Mill Street

Mary I asked the prospective tenant your question... see below.

Hi-

The students change classrooms for different subjects so they will be in all 5 classrooms at least one a day (English, math, science, social studies, careers). The number of students in each grade varies from year to year depending on who gets referred but it looks like it will be

1 classroom of middle school students grades 7-8 with 6 students
1 classroom of grade 9-10 with 7 students
2 classrooms of grade 11-12 with 7 students in each classroom

Is this specific enough?

Lynn

Linda I Letourneau
REDSTONE
Brokerage . Property Management . Development
Office: 802-658-7400 x 17
Cell: 802-343-2107
www.redstonevt.com
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From: Mary O'Neil [<mailto:MCOneil@burlingtonvt.gov>]
Sent: Thursday, January 21, 2016 2:50 PM
To: Linda Letourneau
Subject: RE: 1 Mill Street

Hi Linda,

I have to break the parking calculation down by school/primary, school/secondary, and school/trade. With grades 6-12, it looks like a mix of primary/secondary. Are you able to sort the number of classrooms for each?

Thanks again,
M

From: Linda Letourneau [<mailto:lletourneau@redstonevt.com>]
Sent: Thursday, January 21, 2016 12:14 PM

To: Mary O'Neil
Subject: RE: 1 Mill Street

Hi Mary, I hope you are well.

There are 5 classrooms approx. ranging in size from 425 SF to 500 SF
There are 27 students and 16 staff. Grade 6-12
This is a specialized school called ON TOP (below is there website)
<http://ontop.bsdvt.org/>

thank you,

Linda I Letourneau
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From: Mary O'Neil [<mailto:MCOneil@burlingtonvt.gov>]
Sent: Thursday, January 21, 2016 12:08 PM
To: Linda Letourneau
Subject: 1 Mill Street

Hi Linda,
Can you provide me with more information about the type of school proposed for 1 Mill Street? Primary, secondary, trade, professional, etc?
I will need the number of classrooms to determine the parking requirement.

Thanks!



Mary O'Neil, AICP
Principal Planner
Coordinator, Certified Local Government Program
mconeil@burlingtonvt.gov
802.865.7556 direct

Chaceville
one mile str
Bulington
River level front

DEC 23 2015

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Root

① River Level Plan

Scale: 3/16" = 1'-0"

ON TOP of Tentative
program

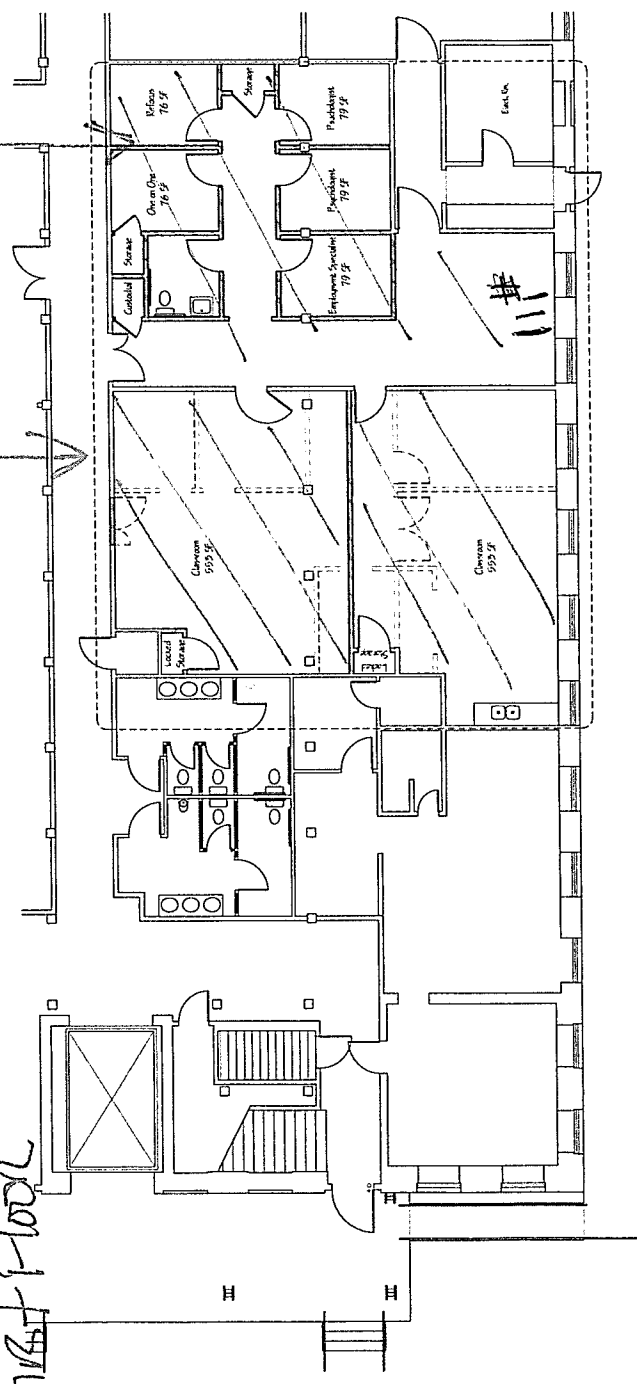
Approx 1100 SF net
Change of use
Warehousing/manufacturing
TO
classroom/school

Approx 1000 SF net
Change of use
Warehouse to
office/school

Chace Mill
One Mill Str
Burlington
First Floor

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11/10/2011

CHACE MILL

Revised 12/21/2015

1 Mill Street, Burlington

Use: HEALTH STUDIO		gross sf	net sf	Parking Spaces
dance studio/yoga studio	123 Pilates/Dance	2334	1937	
health/expression/yoga	Whats Alive Inside	1266	1051	
yoga studio	Laughing River Yoga	1296	1076	
TOTAL Health Studio 2 per		4896		9,792
USE: SALON/SPA				
salon	Bello Hair	GSF	1038	
TOTAL SALON/SPA 4 per		1251		5,004
USE: RESEARCH LAB				
lab	GMA	1030	855	
lab	Urban Moonshine	734	609	1 space
lab	Flashbags	738	612	
lab	89 north	1455	1753	
lab	116- gma	1170	971	
TOTAL LAB 2.5 per		5127		12,8175
USE: OFFICE				
office	89 north	2242	1861	
office	GMA	1803	1666	
office	GMA expansion space	1169	970	
office	Urban Moonshine	733	609	1 space
office	Flashbags	739	613	
office	Adv Appraisal	1053	874	
office	Anabasis	269	223	
office	Balfour	800	664	
office	Bayada	1759	1460	
office	Brownledge	771	640	
office	Carol Keinwohl	737	612	
office	Data Systems	553	459	
office	Delaney	2945	2444	
office	Mallik	134	111	
office	ESP Trans	965	801	
office	Ind Tax	731	607	
office	ISIS- vacant	4944	4104	

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office	Jade Mountain	984	817	
office	John Donahue	275	228	
office	John Penoyar	383	318	
office	Horroks	181	150	
office	Nelson Parker Photography	461	383	
office	Neuromuscular Therapy of VT	461	383	
office	Outpost	304	252	
office	PKC	21858	18142	
office	Ramsy Gourd	304	252	
office	RGIS	292	242	
office	Whats Alive Inside	307	255	
office	Osaba	165	137	
office	Sam Standard	480	398	
office	Third Eye	473	393	
office	Tupelo	986	818	
office	Turnstone	1422	1180	
office	Vitl	1076	893	
office	Can Paint	304	252	
office	Cat Trail	1117	927	
office	Creative Women	761	632	
office	Vicki Fraser	588	488	
office	TSYF	3410	2830	7 pages
office	vacant -167 office	254	211	
office	vacant -179 office	237	197	
office	vacant-206- office	480	398	
office	vacant- 216/222-office	1028	853	
office	vacant-264-office	822	682	
office	vacant-278-office	1563	1297	
office	vacant-301-office	1027	852	
office	vacant-329-office	395	328	
TOTAL OFFICE Gen/1000 x 2 =		64745		129.49
USE: School Primary educational		GSF		
TOTAL SCHOOL/1000 x 1.5		3410	2830	5.115

USE: WAREHOUSE	GSF		
	vacant-111 flex/warehouse	1288	1069
storage 89 N		170	141

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storage	Cat Trail	155	129	
storage	Creative Women	95	79	
storage	Vicki Fraser	588	488	
storage	vacant-196 A- storage	463	384	
storage	vacant-196 C-storage	306	254	
storage	vacant-198- storage	2473	2053	
dead storage	vacant-RL001- storage	1839	1526	
dead storage	vacant- RL43- storage	619	514	
TOTAL WAREHOUSE/1000 x .5		7996		3.998

USE: CAFÉ

GSF

café	138- café	421	350	4
Total CAFÉ 1 per 4 seats		16 seats		4

GSF

Use Health Studio		4896		10
Use Salon/Spa		1251		5
Use Research Lab		5127		13
Use Office		64745		130
Use Warehouse		7996		4
Use Classroom		3410		5
Café				4
added use Classroom/School 12/2015		8004		12
<i>adjusted warehouse to school</i>				
<i>adjusted research lab to school</i>		3127		-1.56
<i>adjusted office to school</i>		734		-2
		4143		-8.28

GSF

TOTAL Parking spaces	87425	171
We need:		171

We have :

135 paved
56 dirt lot at the rear
191 total

